

Minneapolis Community Development Agency

Request for City Council Action

Date: February 18, 2003

To: Council Member Lisa Goodman, Community Development Committee

Refer to: MCDA Board of Commissioners

Prepared by Edie Oliveto-Oates, Phone 612-673-5229

Approved by Lee Sheehy, MCDA Executive Director
Chuck Lutz, MCDA Deputy Executive Director _____

Subject: Lot Division and Land Sale – Public Hearing
Model City Urban Renewal Program

<u>Parcel</u>	<u>Address</u>
144-25 A & B	2504 13 th Avenue South

Purchaser: David and Edith Carlson
2508 – 13th Avenue South
Minneapolis, MN 55404

Sales Price: \$12,000.00

Bernard Williams and Murlean Thomas
P.O. Box 75200
St. Paul, MN 55175

Sales Price: \$600.00

Previous Directives: The MCDA acquired this property on September 30, 1994.

Ward: 6

Neighborhood Group Notification: Midtown Phillips reviewed this proposal in December 2002 and recommended it be approved.

Consistency with *Building a City That Works*: The sale of this property is consistent with Building a City That Works, Goals 2: Ensure that an array of housing choices exists to meet the needs of our current residents and attract new residents to the city; and Goal 3: Support strong and diverse neighborhoods where people choose to live.

Crown Roller Mill,
105 Fifth Ave. S., Suite 200
Minneapolis, MN 55401-2534
Telephone: (612) 673-5095
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Comprehensive Plan Compliance: This single family new construction is consistent with the Comprehensive Plan as shown on the Land Use Map and in conformance with the Model Cities Urban Renewal plan.

Zoning Code Compliance: Conforms, R2B

Impact on MCDA Budget: (Check those that apply)

- ☐ No financial impact
- ☐ Action requires an appropriation increase to the MCDA Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☒ Other financial impact (Explain): The sale of this property will eliminate future property management maintenance expenditures.

Living Wage / Business Subsidy: Not Applicable

Job Linkage: Not Applicable

Affirmative Action Compliance: Not Applicable

RECOMMENDATION:

City Council Recommendation: The Executive Director recommends that the City Council Approve the division of this lot.

MCDA Board Recommendation: The Executive Director recommends the sale of this property to David and Edith Carlson and to Bernard Williams and Murlean Thomas.

Proposed Development:

The parcel is 58'x128'=7,424 sq. ft. Mr. & Mrs. Carlson are proposing to purchase 48' of the lot and construct a 4 bedroom home. Mr. Williams and Mr. Thomas currently own the adjacent duplex and are proposing to purchase 10' of the lot for side yard. The lot at 2500 – 13th is 29'x128'= 3,712 sq. ft.

Land Disposition Policy: This property is a buildable lot as defined by the MCDA Disposition policy and is being sold for development.

Financing: Mr. Williams has sufficient private financing to construct his home and Mr. Williams is using available personal funds to purchase the side yard.

Offering Procedure: Negotiated. The sale price reflects the full reuse value for the property.

Comments:

Mr. And Mrs. Carlson have been long term homeowners in the Phillips Neighborhood. At this time their family has outgrown their current home. They will be constructing this home and selling their current property to an owner occupant. Mr. Williams and Mr. Thomas have owned and managed the adjacent duplex for many years and addition of this ten feet of side yard will bring the lot size up to 39' X 128'=4,992 sq. ft. and create additional green space for the tenants.

RECOMMENDATION:

City Council Recommendation: The Executive Director recommends that the City Council Approve the division of this lot.

MCDA Board Recommendation: The Executive Director recommends the sale of this property to David and Edith Carlson and to Bernard Williams and Murlean Thomas.

Approving the subdivision of a lot at 2504-13th Avenue South.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 2504-13th Avenue South and legally described as:

Parcel 1:

The South ½ of Lot 1, Block 12, Gale's 1st Addition to Minneapolis.

Parcel 2:

The North ½ of Lot 2, Block 12, Gale's 1st Addition to Minneapolis.

be subdivided as follows:

Parcel A:

The South ½ of Lot 1, except the north 10 feet thereof, and the North ½ of Lot 2, Block 12, Gale's 1st Addition to Minneapolis.

Parcel B:

The North 10 feet of the South ½ of Lot 1, Block 12, Gale's 1st Addition to Minneapolis.

WHEREAS, the MCDA intends to convey the subdivided parcels listed above to the owners of the adjacent properties with the following parcels:

Parcel A:

2508-13th Avenue South

The South ½ of Lot 2 and the North ½ of Lot 3, Block 12, Gale's 1st Addition to Minneapolis.

Parcel B:

2500 13th Avenue South

The North ½ of Lot 1, Block 12, Gale's 1st Addition to Minneapolis.

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on February 7, 2003, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., February 18, 2003, in Room 319, Minneapolis City Hall, 350 South 5th Street , in the City of Minneapolis, County of Hennepin, State of Minnesota;

NOW, THEREFORE, BE IT RESOLVED, by The City Council of The City of Minneapolis:

That the division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.

Address: 2504 13th Avenue South
Parcel: MC 144-25 A & B
Purchaser: David & Edith Carlson (A)
Sq. Footage: 6,144
Purchaser: Bernard Williams
Murlean Thomas (B)
Sq. Footage: \$1,280
Zoning: R2B

